

Date: November 8, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department
John P. Gregory, Assistant Director, General Services Department
Brett Pulliam, Construction Project Manager

Subject: Amendment #1 for Architectural Services for the Renovation of Six Recreation Centers with Roughton Nickelson DeLuca ("RND") Architects, PA

Executive Summary

The proposed contract amendment increases the fee to be paid to Roughton Nickelson DeLuca ("RND") Architects, PA, for the Renovation of Six Recreation Centers Project (the "Project") by \$34,943.00 for additional services for architectural, landscape architectural, mechanical, electrical and plumbing design, building envelope consultation, and construction administration for the sub-projects East End Park and I. R. Holmes Recreation Center / Campus Hills Park.

Additional services arise out of changes to the construction delivery method from Construction Manager at Risk (CMAR) to single-prime, revisions to the construction and bidding documents, revisions to the specifications, additional scope, and project delays through no fault of the Architect.

Recommendation

The General Services Department recommends that City Council:

Authorize the City Manager to execute a contract amendment to the Agreement for Architectural Services for the Renovation of Six Recreation Centers Project with RND Architects, PA in the amount of \$34,943.00 so that the total contract amount will not exceed \$574,821.55.

Background

The following sub-projects are part of the Renovation of Six Recreation Centers project and addressed improvements to City-owned facilities and buildings at the following sites:

- East End Park / E. D. Mickle Recreation Center (DPR closed rec center May, 2010)
- Campus Hills Park / I. R. Holmes Recreation Center
- Rock Quarry Park / Edison Johnson Recreation Center
- Hillside Park / W. D. Hill Recreation Center
- Weaver Street Recreation Center
- Lyon Family Life Center (Project Canceled)

On January 16, 2007, the City awarded a professional services contract to BJAC, PA for the Project in the amount of \$608,337. On March 3, 2008 the City assigned the professional services contract to Roughton Nickelson De Luca Architects, PA, for \$539,878.55 (the balance of the contract) to complete the design and construction administration work.

On January 4, 2007, City Council authorized a CMAR services agreement with Skanska USA Building, Inc. for pre-construction services for the Project, which were completed in August, 2009. In September, 2009, the General Services Department recommended not to proceed with the CMAR delivery method for construction, opting instead to bid the project using the single-prime delivery method. The construction of all sub-projects was scheduled to run concurrently.

The scope of work for these projects included, but is not limited to, ADA accessibility repairs to the parking lot and restroom facilities, building and site drainage corrections, exterior envelope repairs, interior and exterior painting, weatherproofing, upgrading life safety components, upgrading HVAC components, upgrading interior and exterior lighting, and upgrading plumbing components.

Issues/Analysis

In July of 2011, RND Architects and the General Services Department negotiated an additional services fee in the amount of \$34,943.00. Of the proposed fee amendment, \$17,400.00 will be funded from contingency already encumbered to RND Architects' contract, and \$17,543.00 is requested to be encumbered to their contract from available funds in the respective sub-project accounts.

The professional services contract with RND Architects and the design fee were based upon the construction of all 5 sub-projects of the Project being delivered by the Construction Manager at Risk delivery method and all sub-projects being designed and constructed concurrently. Construction documents and specifications, bidding, negotiations and much of the construction administration were to be managed by the CMAR. The change in construction delivery method to a single-prime contractor and favorable market conditions resulted in considerable savings for the City. However, it placed additional responsibility on the design team during the bidding and construction administration phases. The construction did not proceed concurrently. Additional items were added to the project scopes of work as savings were realized due to favorable and competitive bid prices resulting in additional design services to include the added scopes of work.

Alternatives

The Council could choose not to amend RND Architects' design contract. Staff does not recommend this alternative as RND Architects has completed the needed revisions to the bidding and construction documents and performed the necessary construction administration in an effort to complete the projects in a timely manner given the funding issues, change in construction delivery method and scope revisions within the available construction budgets.

Historical Financial Impact

CAMPUS HILLS

2005 GO Bonds	CH025	\$ 1,742,398.00
2005 GO Bonds - ADA	CH203	\$ 20,164.00
TOTAL		\$ 1,762,562.00

FINANCIAL USES SUMMARY

Professional Services	\$ 146,990.07
Owner's expenses	\$ 37,910.86
Project Contingency	\$ 108,343.00
Construction	\$ 1,166,455.01
Available	\$ 302,863.06
TOTAL	\$ 1,762,562.00

EAST END

2005 GO Bonds	CH07A	\$ 6,518.00
2005 GO Bonds	CH350	\$ 151,000.00
2005 GO Bonds - ADA	CH203	\$ 15,638.00
TOTAL		\$ 173,156.00

FINANCIAL USES SUMMARY

Professional Services	\$ 55,043.00
Owner's expenses	\$ 3,384.22
Owner Contingency	\$ 14,709.00
Construction	\$ 96,318.50
Available	\$ 3,701.28
TOTAL	\$ 173,156.00

Current Financial Impact

Sub-project	Project Code	Source	Requested Amount
Campus Hills/ I. R. Holmes	731999-CH025	Encumbered Contingency	\$10,948.00
	764000-CH025	Available to Encumber	\$15,114.00
		TOTAL	\$26,062.00
East End/E. D. Mickle	731900-CH350	Encumbered Contingency	\$3,630.00
	764000-CH350	Available to Encumber	\$2,429.00
	731900-CH203	Encumbered Contingency	\$1,422.00
		TOTAL	\$7,481.00
Rock Quarry/Edison Johnson	731900-CH260	Encumbered Contingency	\$1,400.00
		TOTAL	\$1,400.00
		AMENDMENT TOTAL	\$34,943.00

SDBE Summary

This is a contract amendment and was not reviewed by the Department of Equal Opportunity/Equity Assurance for compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.